

116.0

0008

0006.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

764,500 /

764,500

USE VALUE:

764,500 /

764,500

ASSESSED:

764,500 /

764,500

116.0

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Map

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USE VALUE:

764,500 /

764,500

ASSESSED:

764,500 /

764,500

PROPERTY LOCATION

Use Code

Land Size

Building Value

Yard Items

Land Value

Total Value

Legal Description

User Acct

No

Alt No

Direction/Street/City

50

WRIGHT ST, ARLINGTON

101

8815.000

284,700

700

479,100

764,500

75019

OWNERSHIP

Unit #:

Owner 1:

SULLIVAN DANIEL J

Owner 2:

SULLIVAN MEAGHAN D

Owner 3:

Street 1:

50 WRIGHT ST

Street 2:

Twn/City:

ARLINGTON

St/Prov:

MA

Cntry

Own Occ:

Y

Postal:

02474

Type:

PREVIOUS OWNER

Owner 1:

ABRUZZI JOHN J TRUSTEE -

Owner 2:

FISCHER ROSEMARY T TRUSTEE -

Street 1:

50 WRIGHT ST

Twn/City:

ARLINGTON

St/Prov:

MA

Cntry

Postal:

02474

NARRATIVE DESCRIPTION

This parcel contains .202 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1941, having primarily Brick Veneer Exterior and 1928 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code

Descrip/No

Amount

Com. Int

PROPERTY FACTORS

Item

Code

Description

%

Item

Code

Description

Z

R1

SINGLE FA

100

water

o

Sewer

n

Electri

Census:

Exmpt

Flood Haz:

D

Topo

1

Level

s

Street

t

Gas:

LAND SECTION (First 7 lines only)

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Infl

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

101

One Family

8815

Sq. Ft.

Site

0

70.

0.78

6

479,115

479,100

IN PROCESS APPRAISAL SUMMARY

Parcel ID

116.0-0008-0006.A

PREVIOUS ASSESSMENT

Tax Yr

Use

Cat

Bldg Value

Yrd Items

Land Size

Land Value

Total Value

Asses'd Value

Notes

Date

2022

101

FV

284,700

700

8,815.

479,100

764,500

Year end

12/23/2021

2021

101

FV

275,100

700

8,815.

479,100

754,900

Year End Roll

12/10/2020

2020

101

FV

275,100

700

8,815.

479,100

754,900

754,900

Year End Roll

12/18/2019

2019

101

FV

228,400

700

8,815.

472,300

701,400

701,400

Year End Roll

1/3/2019

2018

101

FV

228,400

700

8,815.

362,800

591,900

591,900

Year End Roll

12/20/2017

2017

101

FV

228,400

700

8,815.

342,200

571,300

571,300

Year End Roll

1/3/2017

2016

101

FV

228,400

700

8,815.

314,800

543,900

543,900

Year End

1/4/2016

2015

101

FV

214,500

700

8,815.

294,300

509,500

509,500

Year End Roll

12/11/2014

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor

Legal Ref

Type

Date

Sale Code

Sale Price

V

Tst

Verif

Notes

ABRUZZI JOHN J

78443-571

1

8/10/2021

Estate/Div

737,500

No

No

WADOSKI WILLIAM

23287-403

6/10/1993

1

No

No

William C Wadoski dod 1/12/2010; John J Abruz

BUILDING PERMITS

Activity Information

Date

Number

Descrip

Amount

C/O

Last Visit

Fed Code

F. Descrip

Comment

Date

Result

By

Name

9/16/2021

SQ Mailed

JO

Jenny O

9/26/2018

MEAS&NOTICE

CC

Chris C

11/18/2008

Meas/Inspect

336

PATRIOT

2/10/2000

Meas/Inspect

263

PATRIOT

9/4/1993

AJS

Sign:

VERIFICATION OF VISIT NOT DATA

\_\_\_/\_\_\_/\_\_\_

Total AC/HA:

0.20236

Total SF/SM:

8815

Parcel LUC:

101

One Family

Prime NB Desc

ARLINGTON

Total:

479,115

Spl Credit

Total:

479,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

## EXTERIOR INFORMATION

Type:	5	- Cape
Sty Ht:	1T	- 1 & 3/4 Sty
(Liv) Units:	1	Total: 1
Foundation:	1	- Concrete
Frame:	1	- Wood
Prime Wall:	8	- Brick Veneer
Sec Wall:	4	- Vinyl 15 %
Roof Struct:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	RED	
View / Desir:		

## GENERAL INFORMATION

Grade:	C	- Average
Year Blt:	1941	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdct:		Fact:
Const Mod:		
Lump Sum Adj:		

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1	- Drywall	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	4	- Carpet	
Sec Floors:	3	- Hardwood	25 %
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:	1		
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	5	- Steam	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:		% Sprinkled:	

## MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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## SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	22X18	A	AV	1950	3.20	T	40.8	101			700			700